



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

6401 Shiloh Blvd.

Name of Development or Applicant

6401 Shiloh Blvd.

Address / Location of Property (Provide County name & parcel no. if unknown)

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only	2033
Case No.: PUD -	
File Date:	8-29-24
Ward No.:	W3
Nbhd. Assoc.:	----
School District:	Mustang
Extg Zoning:	PUD-1933
Overlay:	

6.35 ac MOL

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

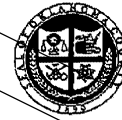
Phone

dmbox@wbfbllaw.com; kturner@wbfbllaw.com;

esilberg@wbfbllaw.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



The Oklahoma City Abstract & Title Co.
1000 W. 15th Street
Edmond, OK 73013
File # 2210097

SPECIAL WARRANTY DEED
Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.
File No.: 2210097
American Security Title Insurance Company

This Deed is being re-recorded to correct
an error in the legal description.

THIS SPECIAL WARRANTY DEED is made 7th day of July, 2023 by Road Runner Developers LLC an
Oklahoma Limited Liability Company ("Grantor"), to WRW, L.L.C. ("Grantees"), whose address is 13812 Wireless Way,
Oklahoma City, OK 73134.

WITNESS that Grantor, for good and valuable consideration, receipt of which is acknowledged, grants, bargains, sells,
and conveys to Grantees all the real property located in Oklahoma County, Oklahoma, more particularly described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

LESS AND EXCEPT, all oil, gas and other minerals and all rights incident thereto, previously reserved or conveyed of
record.

TAX ID No.: 141426005

together with all tenements, hereditaments and appurtenances thereto (the "Property"); subject to current real property
taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way
and other matters of record.

This conveyance is made subject and subordinate to all easements, encumbrances and restrictions of record, and
subject to all governmental restrictions, zoning laws, homeowners Association rules, regulations, and bylaws, if
applicable, and subject to encroachments, flood plain, flood ways, creeks, rivers, and drainage ways, and topography
problems, if any, but only to the extent they affect or relate to the Property, and without limitation or expansion of the
scope of the special warranty herein contained.

Grantor warrants the title to the Property against any and all acts, conveyances, liens and encumbrances affecting the
Property made or suffered to be made or done by, through or under Grantor, but not otherwise. No other covenants or
warranties of title express or implied are given by this Special Warranty Deed.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed in its name by its Manager
this 7th day of July, 2023.

ROAD RUNNER DEVELOPERS LLC

Daniel Meinders
Daniel Meinders, Manager

2210097
Doc Stamps: \$2700.00
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of July, 2023, personally
appeared, Daniel Meinders, Manager of Road Runner Developers LLC, an Oklahoma Limited Liability Company, to me
known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its
Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for
the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Martha Gray
Martha Gray
Commission Expires: June 08, 2026



RETURN TO:
Oklahoma City Abstract & Title Co.

EXEMPTION DOCUMENTARY STAMP
TAX O.S. TITLE 68, ARTICLE 32,
SECTION 3262 PAR 3

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a notary Public, in and for this State, on this 29th day of January 2024, personally appeared, Dan Meinders, Manager to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes herein set forth.

Witness my hand and seal on this date.

My commission expires:

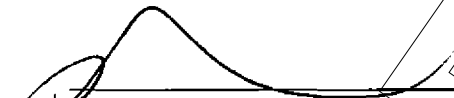

Notary public



EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2210097

A tract of land in the Northwest Quarter (NW/4) of Section Thirty (30), Township Eleven (11) North, Range Four (4) West of the I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of the NW/4 of said Section Thirty (30); Thence South $00^{\circ}07'23''$ East on the East line of said NW/4 as the basis of bearing a distance of 779.30 feet to the Point of Beginning; Thence continuing South $00^{\circ}07'23''$ East on said East line a distance of 801.73 feet; Thence South $89^{\circ}52'37''$ West a distance of 357.99 feet to a point on the East line of Block 14 of Bent Wood Creek, Section 3; Thence North $00^{\circ}07'23''$ West on said East line a distance of 39.58 feet; Thence North $10^{\circ}08'30''$ West a distance of 669.64 feet; Thence North $79^{\circ}19'42''$ East a distance of 259.72; Thence on a non-tangent curve to the Left, having a Radius of 320.00 feet, a Chord Bearing of North $12^{\circ}24'09''$ East, and a Chord Distance of 63.70 feet for an Arc length of 63.80 feet to a point on the South Easement line of SW 62nd Terrace said Easement being recorded in Book 13408, Page 1725; Thence on said Easement of SW 62nd Street for the next 4 calls: Thence South $83^{\circ}18'34''$ East a distance of 60.00 feet; Thence North $45^{\circ}24'12''$ East a distance of 35.83 feet; Thence North $89^{\circ}52'37''$ East a distance of 95.21 feet; Thence South $45^{\circ}07'23''$ East a distance of 35.36 feet to the Point of Beginning.

File No.: 2210097
Exhibit A Legal Description

Page 1 of 1

Exhibit A
LEGAL DESCRIPTION
OKC 152 and 59
Oklahoma City, Oklahoma Co., Oklahoma

December 21, 2022

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty (30), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being described as follows:

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°07'23" East, along the East line of said Northwest Quarter (NW/4), a distance of 779.30 feet to the **POINT OF BEGINNING**;

THENCE South 00°07'23" East, continuing along said East line, a distance of 801.73 feet to the Northeast corner of BENT WOOD CREEK VILLAS, an addition to the City of Oklahoma City, according to the plat recorded at Book 75 Plats, Page 2, filed in the offices of the County Clerk of Oklahoma County, Oklahoma;

THENCE South 89°52'37" West, along the North line of said addition, a distance of 357.99 feet to a point on the East line of BENT WOOD CREEK - SECTION 3, an addition to the City of Oklahoma City, according to the plat recorded at Book 71 Plats, Page 17, filed in the offices of the County Clerk of Oklahoma County, Oklahoma;

THENCE North 00°07'23" West, along said East line, a distance of 39.56 feet;

THENCE North 10°08'30" West, along said East line and along the East line of BENT WOOD CREEK - SECTION 2, an addition to the City of Oklahoma City, according to the plat recorded at Book 68 Plats, Page 93, filed in the offices of the County Clerk of Oklahoma County, Oklahoma, a distance of 669.66 feet;

THENCE North 79°19'42" East, a distance of 259.72 feet;

THENCE Northerly on a non-tangent curve to the left, having a radius of 320.00 feet, central angle of 11°25'29", chord bearing of North 12°24'09" East, chord distance of 63.70 feet, for an arc length of 63.80 feet to a point on the South line of the Permanent Easement in favor of the City of Oklahoma City, recorded at Book 13408, Page 1725, filed in the offices of the County Clerk of Oklahoma County, Oklahoma;

THENCE along the South line of said Permanent Easement for the following 4 courses:

1. along a line non-tangent to said curve, South 83°18'34" East, a distance of 60.00 feet;
2. North 45°24'12" East, a distance of 35.83 feet;
3. North 89°52'37" East, a distance of 95.21 feet;
4. South 45°07'23" East, a distance of 35.36 feet to the **POINT OF BEGINNING**.

Said tract of land containing 320,057 square feet or 7.3475 acres, more or less.

The basis of bearing for the above-described tract of land is the North line of the Northwest Quarter (NW/4) of said Section, having a platted bearing of North 89°55'16" West.

Prepared by Durham Surveying, Inc.
Damon K. Durham, PLS No. 1521


LETTER OF AUTHORIZATION

WRW, LLC, an Oklahoma limited liability company ("**Owner**"), the property owner of record, authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the approximately 6.35 acre parcel (the "**Elmington Parcel**") generally described as follows:

Lots One (1)-Six (6), both inclusive, Block One (1), OKC 152 &59, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof, less and except the northerly one (1) acre of Lot Two (2), Block One(1) of OKC &59 generally depicted as the "Retained Parcel" on the attached Exhibit A.

Owner has contracted to sell the Elmington Parcel to Elmington Capital Group ("Developer"), which desires to develop the site for multifamily purposes. This letter is for the purpose of authorizing the Developer to pursue rezoning of the site to R-4M Medium-High Density Multiple-Family Residential District.

WRW, LLC, an Oklahoma limited liability
company

By: 
Eric Renegar, Manager

Date: August 29, 2024

LOT LINE TABLE			
LINE NO.	DIRECTION	LENGTH	BEARING
1	N 89° 15' 00" E	26.50	
2	N 89° 15' 00" E	26.50	
3	N 89° 15' 00" E	26.50	
4	N 89° 15' 00" E	26.50	

LOT CURVE TABLE				
CURVE NO.	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50
2	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50

PO/AE LINE TABLE			
LINE #	DIRECTION	LENGTH	BEARING
1	N 89° 15' 00" E	26.50	
2	N 89° 15' 00" E	26.50	
3	N 89° 15' 00" E	26.50	
4	N 89° 15' 00" E	26.50	
5	N 89° 15' 00" E	26.50	
6	N 89° 15' 00" E	26.50	
7	N 89° 15' 00" E	26.50	
8	N 89° 15' 00" E	26.50	
9	N 89° 15' 00" E	26.50	
10	N 89° 15' 00" E	26.50	

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CURVE NO.	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50
2	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50
3	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50
4	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50
5	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50
6	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50
7	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50
8	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50
9	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50
10	N 89° 15' 00" E	26.50	N 89° 15' 00" E	26.50

EXHIBIT A

DURHAM SURVEYING, INC.
1000 SOUTH SAVA ROAD, YUKON, OKLAHOMA 73099

DATE: 1/25/2023



FINAL PLAT

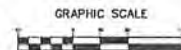
OKC 152 & 59

BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY (20), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE MAIN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

DRAWN BY
RUBBS CONSULTING, LLC
1000 S. SAVA ROAD
YUKON, OKLAHOMA 73099
(405) 343-0041

DEVELOPER
WHS, LLC
13012 WILLOW WAY
OKC 73134

SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA: 7.34 ACRES
CURRENT ZONING: PUD-1837
NUMBER OF LOTS: 8
NUMBER OF BLOCKS: 1



PLAT NOTES

1. THE BUILDING UNIT LINE FOR LOT 1 IS MEASURED FROM THE PO/AE.
2. THE PRIVATE DRIVE/ACCESS EASEMENT SHOWN HEREON PROVIDES ACCESS TO ALL LOTS AND LEGAL FRONTAGE TO LOT 1, BLOCK 1. THE MAINTENANCE OF THE PRIVATE DRIVE/ACCESS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT. THE PRIVATE DRIVE/ACCESS EASEMENT SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. PARKING IS NOT PERMITTED WITHIN SAID EASEMENT UNLESS INDICATED FOR PARKING IS PERMITTED.
3. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLETES WITH THE REQUIREMENTS OF TITLE 11, SECTION 4-106 OF THE OKLAHOMA STATE STATUTES.
4. CENTERLINE OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH SHINER STAMPED "DURHAM CA 5313" FOR ALL PAVED SURFACES OR #3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED FOR ALL UNPAVED SURFACES.
5. THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:
#3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED.

OCSE=OKLAHOMA GAS AND ELECTRIC
CA=COMMON AREA
PO/AE=PRIVATE DRIVE/ACCESS EASEMENT
B/E=BOOTH-OF-WAY
UNA=LIMITS OF NO ACCESS
B/L=BUILDING LINE
U/E=PUBLIC UTILITY EASEMENT
PO/AE=PRIVATE DRIVE/ACCESS EASEMENT
O/E=PUBLIC DRIVEWAY EASEMENT
PO/E=PRIVATE DRIVEWAY EASEMENT
E/E=EASEMENT
O=FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
B=SET #3 BAR W/ CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED
X=BLOCK NO.

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1000 S. SAVA ROAD
YUKON, OKLAHOMA 73099
PH: (405) 343-0041
FAX: (405) 343-0042
WWW.RUBBSCONSULTING.COM

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:


See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: August 20, 2024 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2889211-OK99

Exhibit A
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OKC 152 and 59
Oklahoma City, Oklahoma Co., Oklahoma

December 21, 2022

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Prepared by Durham Surveying, Inc.
Damon K. Durham, PLS No. 1521

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1920	R141426005	WRW LLC		13812 WIRELESS WAY	OKLAHOMA CITY	OK	73134-2501	UNPLTD PT SEC 30 11N 4W	0	0	UNPLTD PT SEC 30 11N 4W 000 000 PT NW4 SEC 30 11N 4W BEG 779.30FT S OF NE/C NW4 TH S801.73FT W357.99FT TO E LINE OF BENT WOOD CREEK SEC 3 TH NW39.56FT NW819.67FT NE297.85FT RIGHT ON CURVE SE92.88FT SE60FT NE35.83FT E95.21FT SE35.36FT TO BEG CONT 8.33ACRS MORE OR LESS EX A TR BEG SW/C LOT 1 BLK 1 GRAND PLAZA OFFICE SUTIES TH NE 207.05FT RIGHT ON CURVE SW156.68FT SW259.72FT NW150.01FT TO BEG (SUBJECT PROPERTY)	6201 SHILOH BLVD OKLAHOMA CITY
1920	R208561000	BOEDECKER BRIAN	BOEDECKER SARAH	6300 BENTLEY DR	OKLAHOMA CITY	OK	73169-6916	BENT WOOD CREEK SEC 1	1	1	BENT WOOD CREEK SEC 1 001 001	6300 BENTLEY DR OKLAHOMA CITY
1920	R208561010	BEALL BERNICE REV TRUST		6500 S COUNTY LINE RD	OKLAHOMA CITY	OK	73169-1421	BENT WOOD CREEK SEC 1	1	2	BENT WOOD CREEK SEC 1 001 002	6208 BENTLEY DR OKLAHOMA CITY
1920	R208561220	ALVAR OKC LLC		103 FOULK RD STE 900	WILMINGTON	DE	19803	BENT WOOD CREEK SEC 1	2	1	BENT WOOD CREEK SEC 1 002 001	6301 BENTLEY DR OKLAHOMA CITY
1920	R210701000	SMITH DEBRA	KHODABAKSH REBEKAH	6500 BENTLEY DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	7	1	BENT WOOD CREEK SEC 2 007 001	6500 BENTLEY DR OKLAHOMA CITY
1920	R210701010	WRIGHT TALON S		6424 BENTLEY DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	7	2	BENT WOOD CREEK SEC 2 007 002	6424 BENTLEY DR OKLAHOMA CITY
1920	R210701020	HUMPHREY DANIEL & TAYLOR		6420 BENTLEY DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	7	3	BENT WOOD CREEK SEC 2 007 003	6420 BENTLEY DR OKLAHOMA CITY
1920	R210701030	CERECEREZ SHANNON D		6416 BENTLEY DR	OKLAHOMA CITY	OK	73169-6938	BENT WOOD CREEK SEC 2	7	4	BENT WOOD CREEK SEC 2 007 004	6416 BENTLEY DR OKLAHOMA CITY
1920	R210701040	CARRILLO JESUS R	KUNHART KATIE	6412 BENTLEY DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	7	5	BENT WOOD CREEK SEC 2 007 005	6412 BENTLEY DR OKLAHOMA CITY
1920	R210701050	BILLINGTON TRAVIS & STARLETT M		6408 BENTLEY DR	OKLAHOMA CITY	OK	73169-6938	BENT WOOD CREEK SEC 2	7	6	BENT WOOD CREEK SEC 2 007 006	6408 BENTLEY DR OKLAHOMA CITY
1920	R210701060	HILLIAN SARAH E		6404 BENTLEY DR	OKLAHOMA CITY	OK	73169-6938	BENT WOOD CREEK SEC 2	7	7	BENT WOOD CREEK SEC 2 007 007	6404 BENTLEY DR OKLAHOMA CITY
1920	R210701070	LOZANO MARIO A NUNEZ		6400 BENTLEY DR	OKLAHOMA CITY	OK	73169-6938	BENT WOOD CREEK SEC 2	7	8	BENT WOOD CREEK SEC 2 007 008	6400 BENTLEY DR OKLAHOMA CITY
1920	R210701080	WHEELER CARLTON L & DIANNA K		6316 BENTLEY DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	7	9	BENT WOOD CREEK SEC 2 007 009	6316 BENTLEY DR OKLAHOMA CITY
1920	R210701090	SPENCER AMANDA K	SPENCER BOBBY E JR	6312 BENTLEY DR	OKLAHOMA CITY	OK	73169-6916	BENT WOOD CREEK SEC 2	7	10	BENT WOOD CREEK SEC 2 007 010	6312 BENTLEY DR OKLAHOMA CITY
1920	R210701100	COPPINGER WALLACE J III & CONNIE R		3708 SE 23RD ST	DEL CITY	OK	73115	BENT WOOD CREEK SEC 2	7	11	BENT WOOD CREEK SEC 2 007 011	6308 BENTLEY DR OKLAHOMA CITY
1920	R210701110	RODRIGUEZ MICHAEL & CLAUDIA ROMO		6304 BENTLEY DR	OKLAHOMA CITY	OK	73169-6916	BENT WOOD CREEK SEC 2	7	12	BENT WOOD CREEK SEC 2 007 012	6304 BENTLEY DR OKLAHOMA CITY
1920	R210701120	ROBERTS STEPHEN & SARAH		6500 BENT WOOD DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	8	1	BENT WOOD CREEK SEC 2 008 001	6500 BENT WOOD DR OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2889211-OK99

DATE PREPARED: AUGUST 26, 2024
EFFECTIVE DATE: AUGUST 20, 2024 AT 7:30 AM

1920	R210701130	MASON DANIEL & VANESSA		6501 BENTLEY DR	OKLAHOMA CITY	OK	73169-6957	BENT WOOD CREEK SEC 2	8	2	BENT WOOD CREEK SEC 2 008 002	6501 BENTLEY DR OKLAHOMA CITY
1920	R210701150	RIVAS PEDRO LOPEZ		6308 BENT WOOD DR	OKLAHOMA CITY	OK	73169-6207	BENT WOOD CREEK SEC 2	9	2	BENT WOOD CREEK SEC 2 009 002	6308 BENT WOOD DR OKLAHOMA CITY
1920	R210701160	YOUNG GERALD LAMONT JR	SCHWAB REBECCA SUE	6312 BENT WOOD DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	9	3	BENT WOOD CREEK SEC 2 009 003	6312 BENT WOOD DR OKLAHOMA CITY
1920	R210701170	MEADOWS JAMES A & APRIL D		6400 BENT WOOD DR	OKLAHOMA CITY	OK	73169-6223	BENT WOOD CREEK SEC 2	9	4	BENT WOOD CREEK SEC 2 009 004	6400 BENT WOOD DR OKLAHOMA CITY
1920	R210701180	BUTCHER NICHOLAS ADAM		6404 BENT WOOD DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	9	5	BENT WOOD CREEK SEC 2 009 005	6404 BENT WOOD DR OKLAHOMA CITY
1920	R210701190	ESPINOZA DANIELA ELIZABETH	ESPINOZA ASARALLA HIDAI	6408 BENT WOOD DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	9	6	BENT WOOD CREEK SEC 2 009 006	6408 BENT WOOD DR OKLAHOMA CITY
1920	R210701200	HAWKINS NATHAN JOSIAH & TIFFANY ANNE TRS	HAWKINS NATHAN & TIFFANY LIV TRUST	6412 BENT WOOD DR	OKLAHOMA CITY	OK	73169-6223	BENT WOOD CREEK SEC 2	9	7	BENT WOOD CREEK SEC 2 009 007	6412 BENT WOOD DR OKLAHOMA CITY
1920	R210701210	LOGGINS JARED ASHLEY	LOGGINS KYLA R	6416 BENT WOOD DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	9	8	BENT WOOD CREEK SEC 2 009 008	6416 BENT WOOD DR OKLAHOMA CITY
1920	R210701220	LEFEBVRE MARY E		6420 BENT WOOD DR	OKLAHOMA CITY	OK	73169-6223	BENT WOOD CREEK SEC 2	9	9	BENT WOOD CREEK SEC 2 009 009	6420 BENT WOOD DR OKLAHOMA CITY
1920	R210701230	SNODGRASS LAUREN C & JASON W		6424 BENT WOOD DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	9	10	BENT WOOD CREEK SEC 2 009 010	6424 BENT WOOD DR OKLAHOMA CITY
1920	R210701240	PENDERGRASS MICHAEL D		6421 BENTLEY DR	OKLAHOMA CITY	OK	73169-6939	BENT WOOD CREEK SEC 2	9	11	BENT WOOD CREEK SEC 2 009 011	6421 BENTLEY DR OKLAHOMA CITY
1920	R210701250	DUFORD RANDY T	MENDEZ DUFORD HAYDEE	6417 BENTLEY DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	9	12	BENT WOOD CREEK SEC 2 009 012	6417 BENTLEY DR OKLAHOMA CITY
1920	R210701260	PALMETER JASON E & NICOLE L		6413 BENTLEY DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	9	13	BENT WOOD CREEK SEC 2 009 013	6413 BENTLEY DR OKLAHOMA CITY
1920	R210701270	FETTERMAN JOSEPH EDWARD	FETTERMAN KANYARAT WONGSUNA	6409 BENTLEY DR	OKLAHOMA CITY	OK	73169-6939	BENT WOOD CREEK SEC 2	9	14	BENT WOOD CREEK SEC 2 009 014	6409 BENTLEY DR OKLAHOMA CITY
1920	R210701280	GARY OLIN L & PAMELA C		6405 BENTLEY DR	OKLAHOMA CITY	OK	73169-6939	BENT WOOD CREEK SEC 2	9	15	BENT WOOD CREEK SEC 2 009 015	6405 BENTLEY DR OKLAHOMA CITY
1920	R210701290	WOMACK HALEY		6401 BENTLEY DR	OKLAHOMA CITY	OK	73169-6939	BENT WOOD CREEK SEC 2	9	16	BENT WOOD CREEK SEC 2 009 016	6401 BENTLEY DR OKLAHOMA CITY
1920	R210701300	WHALEY CHRISTOPHER ALLEN		6317 BENTLEY DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	9	17	BENT WOOD CREEK SEC 2 009 017	6317 BENTLEY DR OKLAHOMA CITY
1920	R210701310	BAF ASSETS 5 LLC		5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	BENT WOOD CREEK SEC 2	9	18	BENT WOOD CREEK SEC 2 009 018	6313 BENTLEY DR OKLAHOMA CITY

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1920	R210701320	MAULDIN AMANDA MARIE		6309 BENTLEY DR	OKLAHOMA CITY	OK	73169-6206	BENT WOOD CREEK SEC 2	9	19	BENT WOOD CREEK SEC 2 009 019	6309 BENTLEY DR OKLAHOMA CITY
1920	R210701330	WILSON CAMERON	WILSON KARMEN	6305 BENTLEY DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 2	9	20	BENT WOOD CREEK SEC 2 009 020	6305 BENTLEY DR OKLAHOMA CITY
1920	R212201000	WARD WILLIAM ANDREW & AMBER MICHELLE		6504 BENTLEY DR	OKLAHOMA CITY	OK	73169-6956	BENT WOOD CREEK SEC 3	14	1	BENT WOOD CREEK SEC 3 014 001	6504 BENTLEY DR OKLAHOMA CITY
1920	R212201010	VO BRYAN C		6508 BENTLEY DR	OKLAHOMA CITY	OK	73169-6956	BENT WOOD CREEK SEC 3	14	2	BENT WOOD CREEK SEC 3 014 002	6508 BENTLEY DR OKLAHOMA CITY
1920	R212201020	FISHGUARD HOLDINGS LLC		9466 N 3830 W	CEDAR HILLS	UT	84062	BENT WOOD CREEK SEC 3	14	3	BENT WOOD CREEK SEC 3 014 003	6512 BENTLEY DR OKLAHOMA CITY
1920	R212201030	THOLEN TRENT D	THOLEN NOEL M	1616 E GORDON AVE	LAYTON	UT	84040	BENT WOOD CREEK SEC 3	14	4	BENT WOOD CREEK SEC 3 014 004	6516 BENTLEY DR OKLAHOMA CITY
1920	R212201040	MARSHALL YAYOI K & RICHARD S		98 1860 S KAAHUMANU ST	PEARL CITY	HI	96780	BENT WOOD CREEK SEC 3	14	5	BENT WOOD CREEK SEC 3 014 005	6520 BENTLEY DR OKLAHOMA CITY
1920	R212201050	MORTIERE MATTHEW J & CAROL F		6524 BENTLEY DR	OKLAHOMA CITY	OK	73169-6956	BENT WOOD CREEK SEC 3	14	6	BENT WOOD CREEK SEC 3 014 006	6524 BENTLEY DR OKLAHOMA CITY
1920	R212201060	MCALLISTER ANDREW D & SASHA		4514 BRISTOL DR	IDAHO FALLS	ID	83401	BENT WOOD CREEK SEC 3	14	7	BENT WOOD CREEK SEC 3 014 007	6528 BENTLEY DR OKLAHOMA CITY
1920	R212201180	MONT'S CHRISTOPHER PHILIP & LORA		6505 BENTLEY DR	OKLAHOMA CITY	OK	73169-6957	BENT WOOD CREEK SEC 3	15	1	BENT WOOD CREEK SEC 3 015 001	6505 BENTLEY DR OKLAHOMA CITY
1920	R212201190	FOX BRENDA L	FOX THOMAS B	6509 BENTLEY DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 3	15	2	BENT WOOD CREEK SEC 3 015 002	6509 BENTLEY DR OKLAHOMA CITY
1920	R212201200	AVHS OK I LLC		8615 CLIFF CAMERON DR, Unit 200	CHARLOTTE	NC	28269	BENT WOOD CREEK SEC 3	15	3	BENT WOOD CREEK SEC 3 015 003	6513 BENTLEY DR OKLAHOMA CITY
1920	R212201210	ADU SAMUEL O & ELIZABETH NANA AMA A		6517 BENTLEY DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 3	15	4	BENT WOOD CREEK SEC 3 015 004	6517 BENTLEY DR OKLAHOMA CITY
1920	R212201220	DIRECTED TRUST COMPANY FBO BRADLEY S BIGLER IRA		3033 N CENTRAL AVE, Unit 400	PHOENIX	AZ	85012	BENT WOOD CREEK SEC 3	15	5	BENT WOOD CREEK SEC 3 015 005	6521 BENTLEY DR OKLAHOMA CITY
1920	R212201350	SOVEREIGN INVESTMENTS LLC		1601 SW 89TH ST BLDG B STE 400	OKLAHOMA CITY	OK	73159	BENT WOOD CREEK SEC 3	15	18	BENT WOOD CREEK SEC 3 015 018	6512 BENT WOOD DR OKLAHOMA CITY
1920	R212201360	MATHEWS CHANDLER		6508 BENT WOOD DR	OKLAHOMA CITY	OK	73169-6225	BENT WOOD CREEK SEC 3	15	19	BENT WOOD CREEK SEC 3 015 019	6508 BENT WOOD DR OKLAHOMA CITY
1920	R212201370	KOOKER CHRISTOPHER & MADELINE		6504 BENTWOOD DR	OKLAHOMA CITY	OK	73169	BENT WOOD CREEK SEC 3	15	20	BENT WOOD CREEK SEC 3 015 020	6504 BENTWOOD DR OKLAHOMA CITY
1920	R215211300	AUTUMN DEVELOPMENT GROUP LLC		3405 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179	BENT WOOD CREEK VILLAS	0	0	BENT WOOD CREEK VILLAS 000 000 COMMON AREAS A & B	A-B COMMON AREA

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1920	R215211000	AUTUMN DEVELOPMENT GROUP LLC		3405 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179	BENT WOOD CREEK VILLAS	1	1	BENT WOOD CREEK VILLAS 001 001	6501 BENT WOOD VILLAS DR OKLAHOMA CITY
1920	R215211010	AUTUMN DEVELOPMENT GROUP LLC		3405 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179	BENT WOOD CREEK VILLAS	1	2	BENT WOOD CREEK VILLAS 001 002	6505 BENT WOOD VILLAS DR OKLAHOMA CITY
1920	R215211020	AUTUMN DEVELOPMENT GROUP LLC		3405 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179	BENT WOOD CREEK VILLAS	1	3	BENT WOOD CREEK VILLAS 001 003	6509 BENT WOOD VILLAS DR OKLAHOMA CITY
1920	R215211030	AUTUMN DEVELOPMENT GROUP LLC		3405 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179	BENT WOOD CREEK VILLAS	1	4	BENT WOOD CREEK VILLAS 001 004	6513 BENT WOOD VILLAS DR OKLAHOMA CITY
1920	R215211220	AUTUMN DEVELOPMENT GROUP LLC		3405 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179	BENT WOOD CREEK VILLAS	3	1	BENT WOOD CREEK VILLAS 003 001	6500 BENT WOOD VILLAS DR OKLAHOMA CITY
1920	R215211230	AUTUMN DEVELOPMENT GROUP LLC		3405 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179	BENT WOOD CREEK VILLAS	3	2	BENT WOOD CREEK VILLAS 003 002	6504 BENT WOOD VILLAS DR OKLAHOMA CITY
1920	R215211240	AUTUMN DEVELOPMENT GROUP LLC		3405 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179	BENT WOOD CREEK VILLAS	3	3	BENT WOOD CREEK VILLAS 003 003	6508 BENT WOOD VILLAS DR OKLAHOMA CITY
1920	R215211250	AUTUMN DEVELOPMENT GROUP LLC		3405 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179	BENT WOOD CREEK VILLAS	3	4	BENT WOOD CREEK VILLAS 003 004	6512 BENT WOOD VILLAS DR OKLAHOMA CITY
1920	R215211260	AUTUMN DEVELOPMENT GROUP LLC		3405 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179	BENT WOOD CREEK VILLAS	3	5	BENT WOOD CREEK VILLAS 003 005	6516 BENT WOOD VILLAS DR OKLAHOMA CITY
1920	R211981030	FREELAND REAL ESTATE LLC		6017 SHILOH BLVD	OKLAHOMA CITY	OK	73179	GRAND PLAZA AT BENT WOOD CREEK	1	4	GRAND PLAZA AT BENT WOOD CREEK 001 004	6125 SHILOH BLVD OKLAHOMA CITY
1920	R209211010	RETAIL BUILDINGS INC	C/O JACBOI & ASSOCIATES	PO BOX 702377	TULSA	OK	74170	GRAND PLAZA OFFICE SUITES & SHOPS AT BENT WOOD CRE	1	2	GRAND PLAZA OFFICE SUITES & SHOPS AT BENT WOOD CREEK SEC 1 001 002	6200 SHILOH BLVD OKLAHOMA CITY
1920	R209211025	DEN INVESTMENTS LLC		1108 W TEA OLIVE WAY	MUSTANG	OK	73064-2342	GRAND PLAZA OFFICE SUITES & SHOPS AT BENT WOOD CRE	2	0	GRAND PLAZA OFFICE SUITES & SHOPS AT BENT WOOD CREEK SEC 1 BLK 2 PT OF LOT 1 DESC BEG SW/C SD LOT TH NE192.45FT NE221.37FT SE134.04FT RIGHT ON CURVE SE52.87FT SW297.85FT TO BEG CONT 1.11ACRS [48401.05 SQFT] MORE OR LESS	6201 SHILOH BLVD OKLAHOMA CITY
1920	R141426015	DEN INVESTMENTS LLC		1108 WEST TEA OLIVE WAY	MUSTANG	OK	73064	UNPLTD PT SEC 30 11N 4W	0	0	PT NW4 SEC 30 11N 4W BEG SW/C LOT 1 BLK 1 GRAND PLAZA OFFICE SUTIES TH NE 297.85FT RIGHT ON CURVE SW156.68FT SW259.72FT NW150.01FT TO BEG	6201 SHILOH BLVD OKLAHOMA CITY

1917	R168654175	BROWN WANDA L	BROWN WANDA L REV TRUST	1960 BERMUDA DR	NEWCASTLE	OK	73065	MUSTANG TOWNSHIP	04W	30	MUSTANG TOWNSHIP PT OF NE4 SEC 30 11N 4W NE4 LESS 10ACRS IN SE/C & EX BEG SW/C OF NE4 TH N2644.60FT E234.98FT S50FT SW23.27FT S2578.10FT W200.23FT TO BEG & EX BEG NE/C NE4 TH S509.52FT W50FT NW101.98FT N290FT NW20.20FT W420FT NW304.14FT W300FT SW429.21FT W175FT NW401.53FT W285FT SW29.03FT S195FT SW100.84FT W215.99FT N396.12FT E2640.17FT TO BEG CONT 7.60ACRS MORE OR LESS & EX BEG 509.52FT S & 50FT W OF NE/C NE4 TH NW101.98FT N290FT NW20.20FT W420FT NW304.14FT W300FT SW204.56FT SE438.76FT SE738.04FT S266.78FT NW617.33FT SW792.31FT SW210.96FT SW775.12FT E1096.10FT N660.87FT E660.45FT N1472.77FT TO BEG CONT 70ACRS MORE OR LESS & EX BEG 1312.89FT W & 522.79FT SELY OF NE/C NE4 TH SE738.04FT S266.78FT NW617.33FT NW431.13FT TO BEG CONT 4.28ACRS MORE OR LESS & EX BEG 536.58FT E & 80FT S OF NW/C NE4 TH S334.71FT W320.59FT N19.16FT NE100.84FT N195FT NE29.03FT E285FT TO BEG	8216 SW 59TH ST OKLAHOMA CITY
1917	R141422010	STATE OF OKLAHOMA DOP	OKLAHOMA TURNPIKE AUTHORITY	133 NW 8TH ST	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 30 11N 4W	0	0	UNPLTD PT SEC 30 11N 4W 000 000 PT NE4 SEC 30 11N BEG SW/C NE4 TH N2644.60FT E234.98FT S50FT SW23.27FT S2578.10FT W200.23FT TO BEG PLUS BEG NE/C NE4 TH S509.52FT W50FT NW101.98FT N290FT NW20.20FT W420FT NW304.14FT W300FT SW429.21FT W175FT NW401.53FT W285FT SW29.03FT S195FT SW100.84FT W215.99FT N396.12FT E2640.17FT TO BEG CONT 7.60ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

6401 Shiloh Blvd.

August 29, 2024

PREPARED FOR:

WRW, LLC
13812 Wireless Way
Oklahoma City, OK 73134
615-879-1163
hunter@elmingtoncapital.com

PREPARED BY:

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 6401 Shiloh Blvd., consisting of 6.35 acres, is located within the Northwest Quarter NW/4 of Section 30, Township 11 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER

The owner of this property is WRW, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1933. Surrounding properties are zoned and used for:

North: SPUD-1219 and SPUD-795 Districts and currently undeveloped.
East: State Highway 152.
South: PUD-1683 District and used for residential development.
West: R-1 District and used for residential development.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped. The elevation of the subject property ranges from 1294 feet in the northeast corner to 1300 feet to the south/southwest. The property is slightly higher in the west and southwest and drains northeasterly across the site. There is no tree cover on the property. This property is in the North Canadian River drainage basin and there are 9,973 square miles in the drainage area.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a residential development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is SW 59th St. The nearest street to the east is State Highway 152. The nearest street to the south is SW 74th St. The nearest street to the west is Bentley Dr.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 20 located at 7929 SW 29th St. It is approximately 3 miles from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject

to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-4 General Residential District shall govern this PUD, except as herein modified.

All uses within the R-4 District shall be permitted within this PUD.

There shall be a maximum of 23.9 dwelling units per acre within this PUD.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of wrought iron, stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall not be required.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from the existing Shiloh Dr. and the existing access point on Highway 152.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be a minimum of 1.52 parking spaces per unit.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

9.10.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

The maximum height within this PUD shall be four (4) stories.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan



SHILOH- OKC

Preliminary Yield Study - Concept 1

Oklahoma City, Oklahoma - August 16, 2024



DEVELOPMENT SUMMARY

6.35 Acres
152 Multi-Family Units
23.9 units/acre

Parking Provided:
231 Surface Spaces
1.52 per unit

Exhibit B

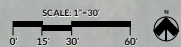




Exhibit C